

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8J-2019-0138**Z.A.P. DATE:** 6.01.2021**SUBDIVISION NAME:** Schwetman Tract - Preliminary Plan**AREA:** 103.93 acres**LOT(S):** 513 Total Lots**OWNER/APPLICANT:** Gilbert Schwetman (Herbert DeWitt Trustee)**AGENT:** Carlson, Brigance Doering Engineer (C. Brigance)**ADDRESS OF SUBDIVISION:** F. M. 969**GRIDS:** N/A**COUNTY:** Travis**WATERSHED:** Decker Creek**JURISDICTION:** 2-Mile ETJ**EXISTING ZONING:** N/A**MUD:** N/A**PROPOSED LAND USE:** Single family residences (small lots), right-of-way, amenity center, detention, and open space**ADMINISTRATIVE WAIVERS:**

None

**VARIANCES:**

None

**SIDEWALKS:** Sidewalks will be provided on proposed and adjacent streets.**DEPARTMENT COMMENTS:** The request is for approval of a preliminary plan consisting of 513 lots (Single family residences (small lots), right-of-way, amenity center, detention, and open space) on 103.93 acres. This proposed development fronts on FM 969 and is located in the county and in the City of Austin's 2 Mile ETJ. The applicant has entered into an agreement with Manville Water Supply Corporation to provide water and with Hornsby Bend Utility Company to provide wastewater to the proposed development. The applicant will enter into a phasing agreement with Travis County regarding traffic improvements that will needed as result of this proposed development.**COUNTY COMMENTS**

This property is located in the 2-Mile, ETJ (Extra-Territorial Jurisdiction) of the City of Austin. The Texas Local Government prohibits the city and the county from regulating land uses, lot size, density, height and building coverage in the ETJ to name a few. There are no land use controls that can be imposed by the city or the county. In the county, there are 2 uses: Single-Family and Other. "Other" can mean commercial, retail, multi-family, office and industrial, any

use that is not single-family residential. There are no zoning laws in the county. Public transportation is not available in the county. As part of review process, the local school district was sent a copy of the proposed preliminary plan for input, review and comment and as of today the staff has not received any comments from the school district. The closes school is the Hornsby-Dunlap Elementary School located on Hound Dog Trail and Old Webberville road. The development will be served by EDS #4.

**ISSUES:**

Staff has not received any inquiries from anyone regarding the proposed preliminary plan.

**STAFF RECOMMENDATION:** This preliminary plan meets all applicable state, county, and City of Austin Title 30 – Land Development Code requirements and staff recommends approval.

**ZONING AND PLATTING COMMISSION ACTION:**

**CASE MANAGER:** Jose Luis Arriaga  
Email address: [joe.arriaga@traviscountytx.gov](mailto:joe.arriaga@traviscountytx.gov)

**PHONE:** 512-854-7562

# SCHWETMAN PRELIMINARY LOCATION MAP

